



COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (MC)

ENVIRONMENTAL DETERMINATION NO. ED06-350

DATE: April 17, 2008

PROJECT/ENTITLEMENT: Takken Family Trust General Plan Amendment LRP2006-00011

APPLICANT NAME: Takken O'Connor Development and Construction Company, Inc.

ADDRESS: 668 Marsh Street, San Luis Obispo, CA, 93401

CONTACT PERSON: Same as applicant

Telephone: 805-544-3570

PROPOSED USES/INTENT: Request by Takken O'Connor Development and Construction for an amendment to the General Plan and Oceano Specific Plan that would re-designate a 1.38 acre area (Takken/O'Connor & Wisberg properties) from Commercial Service to Commercial Retail or Office and Professional. The project also anticipates a Conditional Use Permit, and Tentative Tract Map for 1.22 acres that would allow the development of a mixed-use project consisting of 20,600 square feet of commercial space and 22 multi-family residential units and would result in the disturbance of the entire 1.22 acre area.

LOCATION: The site is located at the southeast corner of Cienaga Street (Highway 1) and Twenty-First Street in the community of Oceano. The site is in the San Luis Bay planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board, Caltrans

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on May 1, 2008

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 200, San Luis Obispo, CA 93408-2040

Michael Conger

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

(ver 2.1) Using Form

Project Title & No. Takken Family Trust General Plan Amendment **ED06-350**
LRP2006-00011

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics
<input type="checkbox"/> Agricultural Resources
<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources
<input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils
<input type="checkbox"/> Hazards/Hazardous Materials
<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing
<input checked="" type="checkbox"/> Public Services/Utilities | <input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Land Use |
|--|--|--|

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael Conger
Prepared by (Print)

Signature

3. APRIL. 2008
Date

Jeff Oliveira
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

4/3/08
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Takken O'Connor Development and Construction for an amendment to the General Plan and Oceano Specific Plan that would re-designate a 1.38 acre area (Takken/O'Connor & Wisberg properties) from Commercial Service to Commercial Retail or Office and Professional. The project also anticipates a Conditional Use Permit, and Tentative Tract Map for 1.22 acres that would allow the development of a mixed-use project consisting of 20,600 square feet of commercial space and 22 multi-family residential units and would result in the disturbance of the entire 1.22 acre area. The site is located at the southeast corner of Cienaga Street (Highway 1) and Twenty-First Street in the community of Oceano. The site is in the San Luis Bay planning area.

- 1) **General Plan Amendment** – The project would involve amending the San Luis Bay (Inland) Area Plan to change the designation on the 1.22 acre Takken/O'Connor property from Commercial Service to Commercial Retail. Amendments would also be made to the Oceano Specific Plan to ensure consistency with the change in the official land use category on the site.
- 2) **Conditional Use Permit** – A Conditional Use Permit application (DRC2007-00115) has been submitted for the Takken/O'Connor site for development of two mixed-use buildings, totaling 20,600 square feet of commercial use, and 8 residential units; two residential buildings housing an additional 14 units; and grading and site disturbance totaling 53,000 square feet. A drainage plan has been prepared proposing that all drainage be retained on site with subterranean basins.
- 3) **Tentative Tract Map** – The applicant also anticipates a Tentative Tract Map to subdivide the Takken/O'Connor property into two parcels of approximately 0.62 and 0.60 acres each. One parcel would cover the proposed 14 residential units in two freestanding buildings, the open space area, and a portion of the parking lot. The second parcel would cover the mixed use buildings and a portion of the parking lot. The applicant further proposes that the second lot be divided into four condominium (or other common-interest development) units, each unit containing approximately 5,150 square feet of commercial use and two residential units. The residential units are not proposed to be subdivided into individual condominium units.
- 4) **Site Improvements** – As required by the Oceano Specific Plan and the Land Use Ordinance, the applicant will be filing for improvement plans and encroachment permits with the

Department of Public Works for improvements to Twenty-First Street and Cienaga Street. Improvements will include development of curbs, gutters, and sidewalks.

5) **Variations in the Proposal** – This document also considers the following variations in the above described proposal:

- a. Adding Lots 7 and 8 of Block 45, Town of Oceano #2 (APN: 062-117-008 – henceforth the “Wisberg property”) totaling 0.16 acres to the proposed General Plan Amendment. These lots are not included in the subsequent Conditional Use Permit (DRC2007-00115), or anticipated Tract Map, or Site Improvements.
- b. Using the General Plan Amendment to re-designate the site from Commercial Service to Office and Professional, rather than Commercial Retail.

ASSESSOR PARCEL NUMBER(S): 062-117-009 & 011

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: San Luis Bay (Inland), Oceano

LAND USE CATEGORY: Commercial Service

COMBINING DESIGNATION(S): Airport Review, Flood Hazard

EXISTING USES: Undeveloped

TOPOGRAPHY: Nearly level

VEGETATION: Grasses

PARCEL SIZE: 53,000 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Commercial Retail; Grocery Store	<i>East:</i> Commercial Service; Mini Storage
<i>South:</i> Commercial Retail; Residence and Mixed Use	<i>West:</i> Commercial Service; Residence and Car Lot

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

- | | | | | | |
|----|--|----------------------------|--------------------------------------|-------------------------|-------------------|
| 1. | AESTHETICS - <i>Will the project:</i> | Potentially
Significant | Impact can
& will be
mitigated | Insignificant
Impact | Not
Applicable |
|----|--|----------------------------|--------------------------------------|-------------------------|-------------------|

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located near the designated downtown core of the community of Oceano, and is located at the intersection of Twenty-First Street and Cienaga Street. Cienaga Street is also the current alignment of State Highway 1 through Oceano.

Currently the south side of Cienaga Street is dominated by vacant land, industrial buildings, storage yards, warehousing, and vehicle sales facilities. Interspersed within these uses are older single family residences which predated these more industrial-based uses.

Oceano Specific Plan – The Oceano Specific Plan is a plan intended to guide development within the community of Oceano. Included within the plan are several design standards and requirements which are intended to, at a conceptual level, establish a common aesthetic throughout the community.

Impact.

Public View and Visual Character – The current public view along the south side of Cienaga Street is dominated by industrial uses. These uses are generally not considered scenic, and are not a significant component of the aesthetic anticipated by the Oceano Specific Plan.

The project will introduce a retail commercial, office, and multiple family housing development to this area. The project has been designed to comply with the Oceano Specific Plan's design standards and is anticipated to improve the overall visual quality of the area. As such, no significant impact is anticipated.

Glare and Night Lighting – As a new development will occur along Cienaga Street, it is anticipated the night lighting will be introduced. Currently no night lighting exists on the project site. Cienaga Street is the designated alignment of Highway 1, and as such the night lighting which causes glare could pose a potential safety risk to traffic along the Highway.

Oceano Specific Plan – The project is largely compliant with the design standards in the Oceano Specific Plan.

Blank Wall – The development proposes a zero-lot-line wall on the eastern elevation of the easterly mixed use building. This wall will be open to view of westbound traffic on Cienaga Street. The wall

will be similar in effect to the zero-lot-line walls on the adjacent mini-storage development. However, because the structure is three stories, the wall would be substantially taller than the walls on the mini-storage facility. The project site is proposed to be a part of the Commercial Retail (or Office and Professional) land use category, and is accordingly required to adhere to different design standards than are light industrial developments in the Commercial Service category. Introducing a blank wall at that height into the Commercial Retail (or Office and Professional) designation could potentially be considered a temporary impact by changing the visual character of the area.

Project Variations – No additional potentially significant impacts are anticipated to occur if the Wisberg property were to be included in the proposed General Plan Amendment, or if the site were to be designated as Office and Professional rather than Commercial Retail.

Mitigation/Conclusion. The applicant will be required to supply an exterior lighting plan as part of the building permit phase of the project. The exterior lighting plan will demonstrate how exterior fixtures will be designed so that the bulb and reflector surfaces are shielded from off-site view. The applicant will also need to revise architectural elevations to include one or both of the following features for the eastern “blank” wall of the mixed use building: (1) adding “false” windows maintaining the same window rhythm and architectural features used on the other elevations of the building; (2) adding artistic pieces (i.e. sculptures, murals, etc.).

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in the community of Oceano, which is a designated urban area in the San Luis Bay (Inland) Area Plan. The project site has not recently been used for agricultural purposes. The nearest agricultural use to the project site is 550 feet away (Oceano Farms – rotational vegetables – APN: 061-321-001).

The soil types are as follows:

Mocho Variant fine sandy loam. This nearly level soil is considered well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class III without irrigation and Class III when irrigated.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact.

Mixed Use Infill Development – The Air Pollution Control District has reviewed the project. In their letter (Bugrov 2007), they note several positive aspects of a mixed use development. Such development, especially when in close proximity to stores, parks, and places of work, encourages alternative means of transportation – walking, biking, and mass transit. They further note that infill development within an urban reserve line helps to reduce trips and travel distances. They commend the applicant on the density proposed and conclude that the project is consistent with the Clean Air Plan.

Construction Phase – The project will involve site disturbance of the entire 53,000 square foot site and additional area as required for the construction of road improvements. Site disturbance during the construction phase of the project could potentially result in the release of particulate matter (i.e. "fugitive dust") and naturally occurring asbestos (if present on the site). Additionally, use of Diesel equipment can further contribute to cumulative degradation of air quality in the Five Cities area.

Operational Phase – Wood-burning devices, often associated with residential development, can also emit particulate matter into the air. This could cumulatively contribute to a significant impact if particulate matter levels reach non-attainment.

Certain commercial operations are also associated with emissions. APCD notes that these uses may require special permits from the APCD.

Land Use Incompatibilities – APCD notes potential incompatibilities amongst commercial land uses and residential uses. Potential uses that could cause nuisance problems (odors, dust, etc.) for residences include the following: nail salons, dry cleaners, coffee roasters, gasoline stations, furniture refurbishing/refinishing, spray paint operations. Land use incompatibilities are also discussed in the "Land Use" section of this document.

Importation of Fill Material – The project will involve the importation of approximately 3,000 cubic yards of material. This could be estimated to involve between 167 and 333 truck trips depending on truck capacity. Based on estimates provided by Urbemis software, it is anticipated that emissions from truck trips as part of the construction phase of the project will be below thresholds warranting mitigation.

Project Variations – No additional potentially significant impacts are anticipated to occur if the Wisberg property were to be included in the proposed General Plan Amendment, or if the site were to be designated as Office and Professional rather than Commercial Retail.

Mitigation/Conclusion.

Construction Phase – The Air Pollution Control District has recommended a series of measures be incorporated into the project in order to reduce its cumulative effect to a less than significant level. These measures include, but are not limited to the following: reduction of disturbed area, use of water trucks and sprinkler systems, spraying stockpile areas, paving driveways and sidewalks as soon as possible.

Additionally, the applicant will be required to conduct a geologic evaluation, to the satisfaction of APCD, to determine if naturally occurring asbestos is present on the site. If naturally occurring asbestos is present, the applicant will need to follow all requirements and procedures in the asbestos Air Toxic Control Measure (ATCM).

Operational Phase and Land Use Compatibility – Only the APCD wood burning devices will be allowed. Additionally, commercial uses requiring APCD permits will be required to obtain such permits before the use is established.

As described in the "Land Use" section of this report, a planning area standard will be established to limit non-compatible uses.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Wildlife: The Monarch butterfly (*Danaus plexippus*) has been found about 0.65 mile to the northeast. This species is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDB, 2004).

South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) has been found about 0.10 mile to the south. This species require cool, deep pools for holding through the summer, prior to spawning in the winter. Generally they are found in shallow areas, with cobble or boulder bottoms at the tails of pools. This species is threatened by water quality degradation (e.g., siltation, urban and agricultural pollutants), loss of riparian vegetation, and low instream flows resulting from water diversion, ground water pumping and periodic drought. South/Central Coast Steelhead Trout is considered federally threatened and a California species of Special Concern.

California red-legged frog (*Rana aurora draytonii*) has been found about 0.10 mile to the south. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development. California red-legged frog is considered federally threatened.

Western snowy plover (*Charadrius alexandrinus nivosus*) has been found about 0.55 mile to the west. The species inhabits sand beaches, salt pond levees, and shores of large alkali lakes. The plover needs sandy, gravelly, or friable soils for nesting. Western snowy plover is considered federally threatened and a California Species of Special Concern.

Mimic tryonia (California brackishwater snail) (*Tryonia imitator*) has been found about 0.90 mile to the west.

Plants: San Luis Obispo monardella (*Monardella frutescens*) has been found about 0.15 mile to the northeast. This perennial herb is found on sandy soils and in stabilized coastal dunes and coastal scrub habitats between the 10 and 200-meter elevations (30 to 660 feet). The species generally blooms from May through September. The CNPS considers this plant to be rare (List 1B, 2-2-3).

Crisp monardella (*Monardella crispera*) has been found about 0.70 mile to the south. This rhizomatous herb occurs in coastal dune and coastal scrub habitats (Tibor 2001). The typical flowering period for this species is April through August. The species grows at 10 m to 120 m (30 ft to 395 ft) elevations. The crisp monardella is federal concern species and the CNPS considers this plant to be rare (List 1B, RED 2-2-3).

Habitat: Central dune scrub has been found about 0.95 mile to the west.

The project site occurs within the Santa Barbara Vernal Pool Region designated by the California Department of Fish and Game. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Impact. A site visit of the project site was made on December 20, 2006 by the project manager to inspect the project site's topography for the potential to support vernal pool habitat (e.g., low-elevation areas, depressions, natural or man-made ponded areas, etc.). At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. Therefore, there was no indication of habitat suitable for supporting fairy shrimp, or sensitive aquatic animal or plant species associated with vernal pools.

The project site consists of disturbed grasslands. No native vegetation and no trees exist on the site. As there are no trees, there is no sufficient habitat for monarch butterflies. The site does not include any riparian habitat, which is required for steelhead trout and the California red legged frog. The site does not include coastal dune habitat or coastal sage scrub, which would be appropriate habitat for monardella species. The project site is not within close proximity to sandy beaches, which is appropriate habitat for the snowy plover. As the project site is in an urbanized area and lacks any habitat characteristics which are associated with the above-mentioned species, it is not anticipated that development on the site would result in a loss of habitat or disruption of these species.

The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I (surface) survey was conducted (Singer 2007). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Geology - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

Drainage - The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (Arroyo Grande Creek) from the proposed development is approximately 0.15 mile to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is

considered well drained. For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Erosion and Sedimentation – The soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low shrink-swell characteristics.

Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 53,000 square feet.

Seismic Considerations – A soils engineering report was produced for this project (McNeill 2007). The report notes that there is a potential for liquefaction depending on various factors. They do note, however, that the seismic liquefaction potential of the soils investigated appears to be low.

Building design will be required to meet the parameters of the California Building Code, which include varying design standards depending on the proximity to faults and seismic zones.

Erosion and Sedimentation – The proposed project will involve more than one acre of site disturbance, and therefore will be required to have a SWPPP prepared. The SWPPP will include best management practices designed to avoid erosion on the site.

Drainage – Cienaga Street (Highway 1) is an area of concern regarding drainage. In large rain events a portion of the highway often becomes flooded, requiring a portion of the highway to be closed to traffic. Cal Trans has provided a letter (Kilmer 2007) requiring that no additional drainage be directed towards Highway 1. The applicant has provided a preliminary drainage plan which proposes the use of subterranean drainage basins. Public Works has reviewed the plan and has concurred with the proposal.

Project Variations – No additional potentially significant impacts are anticipated to occur if the Wisberg property were to be included in the proposed General Plan Amendment, or if the site were to be designated as Office and Professional rather than Commercial Retail.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is within a moderate severity risk area for fire. The project is within the Airport Review area. The Oceano County Airport Land Use Plan designates the site as being within the TP-2. Area TP-2 is defined as "areas exposed to minimal airport impact (Airport Land Use Commission 2007).

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The site is approximately 2,216 feet east of Oceano Cold Storage (buffer distance is 1,600 feet) and 68 feet south of Cienaga Street/ Highway 1 centerline (buffer distance is 257 feet). The project site fronts Cienaga Street and is roughly at the same elevation. In reviewing the County's Noise Element, the noise contour maps indicated that the site is in the 50 dbA range of Oceano Cold Storage and in the 60 dbA range of Cienaga Street.

Impacts. A sound level assessment was produced for the project site (Lord 2007) to determine if existing noise sources would pose an impact on the proposed residences. The assessment found a current day/night noise level (L_{DN}) of 68 dBA, and a future day/night noise level (L_{DN}) of 69 dBA based upon anticipated future traffic along Highway 1. Measurements were taken along the northern

property boundary, closest to Cienaga Street / Highway 1 and along the southerly property boundary nearest to the railroad tracks and adjacent tow yard. The Noise Element of the General Plan establishes the maximum acceptable CNEL or L_{DN} for outdoor activity areas at 60 dBA and for indoor areas at 45 dBA. The future outdoor L_{DN} would therefore exceed the allowable L_{DN} . Assuming standard construction under California Building Code standards would attenuate 15 dBA (per Noise Element), an indoor L_{DN} of 54 dBA is anticipated, which also exceeds the allowable indoor L_{DN} . As a result, we anticipate that future residents of the apartment units fronting Cienaga Street may be exposed to higher noise levels than what would be allowed in the Noise Element. Noise attenuation projections presume that the residences located along the southerly and easterly project boundaries would be within the indoor threshold, as the three-story buildings fronting Cienaga Street would reduce line-of-sight noise transmission from the primary source (Cienaga Street / Highway 1). The noise levels on the site come from a combination of sources: Cienaga Street / Highway 1, Union Pacific Railroad, the cold storage facilities on Railroad Street, and the Oceano Airport. Noise levels are highest closest to the northwest corner of the site, and progress to acceptable thresholds along the site's southerly boundary. It is not anticipated that these sources would produce severe noise or vibration. Increases in noise levels caused by this project are not expected to be significant.

Project Variations – No additional potentially significant impacts are anticipated to occur with the proposed project variations described in Item 5 of the project description (refer to Page 2 of this document).

Mitigation/Conclusion.

Outdoor Noise Attenuation – The sound assessment recommends that balcony and deck areas facing noise sources (i.e. Cienaga Street and the Union Pacific Railroad) have solid walls 3 feet in height with a thickness of three-quarters of an inch. Additionally Floor drains are required to have a 90 degree bend so that the opening will not face the noise source.

Indoor Noise Attenuation – The sound assessment further recommends that certain measures be applied to the northerly elevation of the apartments fronting Cienaga Street. These measures include locating vents and roof penetrations away from noise sources, constructing the north facing exterior wall to a Sound Transmission Class rating of 35 or greater, use of non-hardening acoustical sealant at all construction joints and openings, double glazed windows on the northerly wall with a Sound Transmission Class rating of 35 or greater, solid core doors with gasketed and sealed jambs with an overall Sound Transmission Class rating of 35 or greater, and installation of a mechanical ventilation system.

With the incorporation of the above measures, noise impacts caused by exposure of future residents to noise sources will be less than significant.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Inclusionary Housing Ordinance. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing.

Impact. The project is a mixed use project, which will provide 22 residential units and 20,600 square feet of commercial space. It is anticipated that the need for housing generated by the commercial component will be offset by the residential units proposed. No significant impacts are anticipated.

The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and Oceano CSD Fire Department as the primary emergency responders. The OCSD fire station is approximately 0.6 miles to the northwest. The closest Sheriff substation (Oceano) is approximately 0.6 miles to the northwest

from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Parks and Recreation Element does not show any proposed trail within the project site boundaries. The project is not proposed in a location that will affect any trail, park or other recreational resource. The tract map component may also be subject to payment of Quimby Fees established by ordinance. These fees provide for the improvement or development of neighborhood or community parks.

Impact. The proposed project, itself, will not create a significant need for additional park or recreational resources. The additional residences, however, will contribute towards a cumulative increase in demand for parks and recreational programs in the Oceano community. The project proposes an open space / recreation area for use by future residents.

Mitigation/Conclusion. The project will be subject to standard Public Facility Fees (required by Title 18 of the County Code) and Quimby fees, which includes fees for capital improvements to parks and recreation facilities. These fees will contribute towards the parks and recreation facilities shown in the Parks and Recreation Element. The fees will be sufficient to offset the project's contribution towards a cumulatively significant impact. No significant project-specific recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c)	Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The development will access directly onto Twenty-First Street, a public local road, which then connects to Cienaga Street, an arterial state highway. Referrals were sent to Public Works and Cal Trans, and SLORTA.

Alternative Transportation – The project site is located at the southwest corner of Twenty First Street and Cienaga Street. San Luis Obispo County Regional Transit Authority's South County Area Transit (SCAT) service runs Route 23 through this area on an hourly basis between 6:00am and 10:00pm on weekdays, with reduced hours on weekends. The nearest bus stop to the project site is on the north side of Cienaga Street at 21st Street, catty-corner from the project site. Route 23 provides service from Oceano to Arroyo Grande and Grover Beach with connection to other local routes and the countywide bus system (RTA) in Grover Beach. From 19th Street to Elm Street, Cienaga Street is improved with Class-II bikeways. The Countywide Bikeways Plan (2005) also shows proposed Class-II bikeways extending from Highway 1 in Oceano to Pismo Beach and southward to the Santa Barbara County Line. Elm Street north of Cienaga also has Class-II bikeways up to the Arroyo Grande city limits.

Road Capacity and Safety – Oceano is designed on a street grid system with several connections to the Grover Beach and Arroyo Grande road systems. Based on the traffic calculations done in association with the Oceano Specific Plan Environmental Impact Report (EIR), all collector and arterial roadways in the community have an average daily trip demand of about half of the road's capacity. All collectors and arterials are operating at a Level of Service A according to that EIR. County Public Works has reviewed the project and has determined that the potential trip generation is below thresholds warranting that a traffic study be prepared (Marshall 2008).

Flooding on Highway 1 – The Oceano Specific Plan has identified a specific flooding issue along Highway 1 / Front Street, particularly in the area between Paso Robles Street and Thirteenth Street. In their referral response, Cal Trans further expressed concerns with any additional drainage that

could potentially be directed towards Highway 1 from the project site (Kilmer 2007).

Impact. The proposed project is estimated to generate between 543 and 14,897 trips per weekday depending on the uses proposed (see table).

Scenarios	Estimated Trips	Parking Required ¹
Scenario 1: 100 percent general retail	2,580	83
Scenario 2: 85 percent retail, 15 percent office	2,427	88
Scenario 3: 50 percent retail, 50 percent restaurant	2,624	194
Scenario 4: 50 percent retail, 50 percent office	1,929	98
Scenario 5: 100 percent office	543	114
Scenario 6: 85 percent personal services, 15 percent fast food restaurant	5,100	69
Scenario 7: 100 percent fast food restaurant <i>worst case for trips</i>	14,897	97
Scenario 8: 100 percent restaurant <i>worst case for parking</i>	2,001	305

¹ Required parking figure factors in the required parking for the residential component, which remains constant across all scenarios. For reference the number of spaces required for residential use is 31 spaces (22 units at 1.5 spaces per unit plus 6 guest spaces, reduced by 20 percent).

Roadway Capacity and Safety – Project traffic will be accessing onto Cienaga Street / Highway 1 by way of Twenty-First Street. The Oceano Specific Plan EIR (County of San Luis Obispo 2002) analyzed the existing traffic capacity of area roadways. Cienaga Street's average daily trip (ADT) capacity is estimated to be 18,000 trips with an existing ADT demand of 9,300. In all cases, roadways within Oceano were estimated to have a Level of Service A. The only signalized intersection in the community (Highway 1 at Pier Avenue) was also considered to have a Level of Service A.

The project site will not have direct vehicular access to Cienaga Street/Highway 1. Access will be provided by way of Twenty First Street. Cienaga Street currently has three lanes: one lane in each direction and a center turn lane. Westbound traffic desiring to enter the project site will be able to queue in the center lane without blocking through traffic. For comparison, Thirteenth Street and Twenty Second Street, which are each designated as collectors and carry an average daily trip demand of over 5,000 have posed no significant traffic issues where they intersect with Cienaga Street.

Where Twenty First Street intersects with Ceinaga Street, sight distance is sufficient from both directions. Public Works has not identified any intersections in this area with abnormally high collision rates.

Scenario 7, 100 percent use as fast food restaurants, is shown in the above table to provide an absolute worst case scenario for average daily trips. Under this scenario, an estimated 14,897 trips would be generated. Scenario 7 is generally considered to be an unlikely scenario as 20,600 square feet entirely devoted to fast food uses is uncommon and is not likely to be economically supported by the relatively limited market range in the community. Additionally, the building's design is not conducive to being entirely used for fast food purposes. This number of trips likely also appears to be relatively high, because the fitted curve trip equation on fast food restaurants is based primarily on relatively small restaurants that are free-standing – typically not exceeding 5,000 square feet in area. If this scenario were, however, to be realized, the capacity on Cienaga Street would possibly be exceeded, which could bring the Level of Service on Cienaga Street down below an E rating.

Under all other scenarios listed above, the project will not generate a level of traffic that will exceed capacity on any of the arterial or collector roadways in Oceano as described in the Oceano Specific

Plan EIR. Based on this reduction of the existing roadway capacity from a Level of Service A to a Level of Service D or lower is not expected.

The level of traffic to be anticipated from the development of the proposed project is similar to the level of traffic that was anticipated by the Oceano Specific Plan EIR for the ultimate buildout of the Commercial Service land use category, including the project site. Changing the designation to Commercial Retail (or Office and Professional), which would allow for the buildout of the project as proposed, is not anticipated to significantly alter the results of the Oceano Specific Plan EIR traffic analysis.

Public Works review indicated that trips generated from the possible Commercial Retail / Office and Professional uses, when considered in relation to the existing roadway conditions, would be below thresholds warranting the preparation of a site specific traffic analysis.

Parking – 83 parking spaces are proposed as part of this project. If uses which require more parking than general retail would be proposed, the parking proposed may be insufficient to accommodate those uses. Under ordinance standards, a Minor Use Permit could be applied for to request relief from parking requirements, providing certain findings could be made.

Importation of Fill Material – The project will involve the importation of 3,000 cubic yards of fill material. Depending on truck capacity, this will involve between 167 and 333 truck trips. These trips will be spread over the grading phase of the project. A source site for the material has not yet been identified. Depending on the haul route, trucks transporting material to the project site may end up contributing to congestion at certain impacted intersections.

Alternative Transportation – The project has been designed to accommodate pedestrian travel. All residential units will be provided with pedestrian access to Twenty-First Street and Cienaga Streets.

Flooding on Highway 1 – The applicant has prepared a drainage plan with the intention of retaining all drainage on site with subterranean basins. This plan has met with the approval of the Public Works Department. The applicant will be required to provide a full drainage plan submittal with calculations during the Conditional Use Permit process. Should the proposed drainage plan be determined to be insufficient at that time, alternative drainage proposals could result in sending additional drainage to the portions of Highway 1 that are already prone to flooding. This could result in potential hazardous traffic conditions.

Project Variations – If the project were to be approved under the Office and Professional land use category, the allowable uses and potential future uses would trend more towards office-related uses than retail. While this would result in fewer average daily trips, it would also require higher parking capacity. Scenario 5 in the table above illustrates the parking situation if the site were developed with 100 percent office use. In this circumstance, the project site would be deficient by approximately 26 parking spaces. This could potentially result in inadequate on-site parking capacity.

No development proposal has been made for the Wisberg property. Traffic from future potential development of this site under either the Commercial Retail or Office and Professional categories would be similar to the traffic potential for future development under its current designation of Commercial Service. It is not anticipated that changing the designation on that site would result in a significant traffic impact.

Mitigation/Conclusion.

Roadway Capacity – In order to ensure that the number of trips to and from the site will be minimized, fast-food restaurant uses shall be limited to no more than 15 percent of the commercial area (3,090 square feet).

Parking – In order to ensure that sufficient parking is provided for future uses, any use that does not qualify as a “general retail” use, for purposes of parking calculation (according to Chapter 22.18 of the

Land Use Ordinance), a parking plan must be prepared. The plan will need to address the following:

- A list shall be provided of all existing uses in the commercial buildings, including applicable details needed to determine parking calculations (i.e. square footage, percentage used for storage, number of barber chairs, etc.).
- An estimate shall be provided showing the number of parking spaces required for all existing uses based on the calculations in Chapter 22.18 of the Land Use Ordinance.
- When determining parking calculations, all commercial area shall be considered. Vacant commercial space shall be assumed to be "general retail" with 90 percent of floor space for sales and 10 percent of floor space for storage.
- Parking calculations, when considering existing uses, proposed uses, and vacant area as general retail, shall result in the need for no more 52 commercial spaces, when factoring in the 20 percent mixed use parking reduction. If parking calculations exceed this amount, a Minor Use Permit (requiring special findings pursuant to Section 22.18.020H) for parking adjustment may be necessary to establish the use.

Importation of Fill Material – The applicant will be required to provide a haul route from the source site to the project site. The haul route will be circulated to County Public Works and Cal Trans for review. If the haul route will cross through incorporated cities, it will also be forwarded to each jurisdiction's Public Works or Engineering Department for review. The applicant will accommodate any requests for change in haul route as is feasible to avoid any impacted intersections or interchanges.

Project Variations – If the project site is to be considered for the Office and Professional Land Use Category, the applicant would need to identify how an additional 31 parking spaces could be accommodated. These options include, but are not limited to, obtaining agreements with neighboring property owners to accommodate additional parking spaces, reconfiguring the site plan, or meeting the criteria of Chapter 22.18 of the Land Use Ordinance for justifying a waiver of parking requirements. This would be addressed through the Conditional Use Permit process.

Flooding on Highway 1 – Any subsequent development on the project site will be required to submit for drainage plan review by the Department of Planning and Building and the Department of Public Works. In any case, drainage shall not be directed towards Highway 1. This would also apply to any subsequent development on the Wisberg property if it were to be included in the General Plan Amendment.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will be served by Oceano Community Services District (OCSD) and the Southern San Luis Obispo County Sanitation District (SSLOCSD) for wastewater disposal. The SSLOCSD and OCSD systems are currently operating at acceptable levels and the systems have the capacity to support existing commitments in addition to the proposed project. No major regional circulation problems were identified in the Oceano area as part of the 2007 Annual Resource Summary Report.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use a community system (OCSD) as its water source. OCSD uses multiple sources of water, including groundwater, Lopez Lake, and state water. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek (Arroyo Grande Creek) from the proposed development is approximately 0.15 miles to the south. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 11.1 acre feet/year (AFY)

22 multi-family units (0.24 afy/unit) X 22 = 5.28 afy
 85% General Retail (0.11 afy/1,000 sqft) X 17.51 = 1.93 afy
 15% Fast Food Restaurant (1.26 afy/1,000 sqft) X 3.09 = 3.89 afy
 TOTAL = 11.1 afy

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

SBWaterUsage

For comparison, 11.1 afy usage is roughly equivalent to the water usage of 8 single family residences on large lots (1 acre plus), according to the above referenced City of Santa Barbara study.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 53,000 square feet as part of grading for site development and road improvements. The project is not within close proximity to surface water sources.

Project Variations – No additional potentially significant impacts are anticipated to occur if the Wisberg property were to be included in the proposed General Plan Amendment, or if the site were to be designated as Office and Professional rather than Commercial Retail.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial

Study.

General Plan Amendment – The proposal involves amending the Land Use Element of the General Plan and applicable sections of the Oceano Specific Plan to re-designate the site from its current designation of Commercial Service to Commercial Retail (or Office and Professional) and to allow a mixed use development. Under its present General Plan designation, the project would not be able to be developed as a mixed-use development. Amending the General Plan would avoid this inconsistency.

On-Site Land Use Conflicts – The proposed project is a mixed use development. In their referral response, the Air Pollution Control District describes the potential for conflicts to occur with residential development located in relatively close proximity to commercial uses. Certain uses, such as auto shops, dry cleaners, etc. could cause noise or odors which may disturb residents. Uses which emit significant noise or vibrations are not commonly associated with the Commercial Retail or Office and Professional land use categories and would not be expected to occur on-site.

Off-Site Land Use Conflicts – The project proposal will result in residential development located adjacent to Commercial Service land use categories. Residences along the south side of the property will be located approximately 7 feet from a tow yard. Residences along the easterly property line will be located approximately 47 feet from a mini-storage facility. Both uses are allowed in the Commercial Service land use category. Noise would be the compatibility issue that may face residential development adjacent to these existing uses. The noise assessment that was performed on the site (see “Noise” section of this report) discusses the ambient day and night noise levels on the site. Readings taken include areas adjacent to the tow yard and the mini-storage facilities. Mitigation measures recommended by the assessment are incorporated into this document to avoid potentially significant noise impacts and bring both outdoor and indoor ambient noise levels to acceptable thresholds.

Oceano Specific Plan – The Oceano Specific Plan is meant to guide development with a particular focus on development within the commercial core of the community. Some amendments to the Specific Plan are required in order to consistently show the site as being in the Commercial Retail or Office and Professional category rather than the current Commercial Service category. Aside from this, the proposed project generally meets the goals and policies of the Oceano Specific Plan and the site layout and building design are generally consistent with the design guidelines for commercial and multi-family development.

Land Use Ordinance – The project is generally consistent with the requirements of the Land Use Ordinance, including property development standards (Chapter 22.10), Planning Area Standards, and special use standards for residential development in the Commercial Retail or Office and Professional land use categories.

Smart Growth Priority Processing – This project was processed as a smart growth priority project. Under this program, projects meeting specific “smart growth” criteria are given priority in the entitlement process. The project’s setting includes the following features which facilitate smart growth development on this site:

- The project is in an urban reserve line and is served by both community water and sewer.
- The project site is immediately adjacent to and will be incorporated into the Central Business District.
- The project site is within one-quarter mile of a grocery store and restaurants, and within one-half mile of a school and community center.
- The project site is within one-quarter mile of a transit stop.

The applicant has designed the project to include the following features:

- Residential density is greater than 10 units per acre.
- All residential units are no larger than 900 square feet.

- Parking is placed behind the primary mixed use buildings along Cienaga Street.
- The project provides safe pedestrian access from each residential use to the public sidewalk by means other than a vehicular driveway.
- The project will include improvement of curb, gutter, and sidewalk across the project site's frontage, which will facilitate safe access to neighboring sites, including a market and bus stop.
- Usable private outdoor areas are provided for all residential units.
- Building arrangement maximizes solar exposure. All but three of the residential units are oriented with southern exposure.
- Architectural design is consistent with the Oceano Specific Plan in terms of building scale, style, and site planning.
- Treatment of the facades along Twenty-First and Cienaga Streets serve to break down the massing of the buildings, articulate depth, and define the street edge for pedestrians.
- All landscaping will be irrigated with drip irrigation.

Project Variations – Including the Wisberg property in the proposed General Plan Amendment would mean that this site could ultimately be developed with commercial, office, or mixed uses. In order for such development to comply with the design guidelines of the Oceano Specific Plan, this site would need to accommodate parking in the rear of the site and focus structural development towards the Cienaga Street frontage. The Wisberg property's only access is from Cienaga Street – there is no intervening alley in this block. As such, subsequent development on the site would necessitate that 20 feet of the property's Cienaga Street frontage (constituting 40 percent of the frontage) be set aside for an access drive to a reach the rear parking lot. Without an alternative means of accessing rear parking, the Wisberg property could not be developed at its full potential. Development of the Wisberg property without structural development along the full frontage and/or without parking in the rear could be potentially inconsistent with the site layout guidelines in the Oceano Specific Plan.

Mitigation/Conclusion.

Land Use Conflicts – To avoid conflicts with residential uses on the project site, the following uses will be prohibited: horse ranches and other equestrian facilities, kennels, zoos, recycling collection stations, mobile home, and vehicle dealers, vehicle storage. Additionally, the following uses, as defined by the US Department of Labor, Standard Industrial Classification, are also prohibited: drycleaning plants (SIC 7216), industrial launderers (SIC 7218), beauty shops (SIC 7231) only where manicure and pedicure services are provided, funeral service and crematories (SIC 7261), gasoline service stations (SIC 5541), roasted coffee production (SIC 2095), automotive repair and paint shops (SIC 7532), commercial printing / lithographic (SIC 2752), manufacturing of furniture (SIC Major Group 25).

Project Variations – If the Wisberg property were to be included in the General Plan Amendment, full consistency with the design guidelines of the Oceano Specific Plan could be achieved by having the owner of the Takken site provide a reciprocal access agreement over the parking lot. This would enable the Wisberg property to share the driveway on the Takken site for access to the rear of the lot. This would also enable the Wisberg property to develop along the full frontage of Cienaga Street.

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) ***Have the potential to degrade the quality of the environment, substantially***

reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ☐ ☐ ☒ ☐

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) ☐ ☒ ☐ ☐

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input checked="" type="checkbox"/>	Airport Land Use Commission	None
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input checked="" type="checkbox"/>	Oceano Community Service District	Attached
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Bay (Inland) Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> Other <u>Oceano Specific Plan</u>
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Airport Land Use Commission (May 16, 2007). Airport land use plan for the Oceano County Airport. San Luis Obispo County Airport Land Use Commission: San Luis Obispo, Calif.

Bugrov, Alexander (June 22, 2007). APCD comments regarding the Takken General Plan Amendment project referral (LRP2006-00011). Air Pollution Control District: San Luis Obispo, Calif.

County of San Luis Obispo (April 2002). Oceano Specific Plan Final Environmental Impact Report. Prepared by Chris Clark of Crawford Multari and Clark Associates. County of San Luis Obispo: San Luis Obispo, Calif.

Kilmer, James (July 6, 2007). Referral response re: Takken General Plan Amendment. California Department of Transportation, District 5: San Luis Obispo, Calif.

Lord, David (October 10, 2007). South level assessment re: Oceano Plaza, Highway 1 and 21st Street, Oceano, CA. 45dB.com Acoustics Consulting: San Luis Obispo, Calif.

Marshall, Richard (February 28, 2008). Email re: Takken mixed use development project. County Public Works Department: San Luis Obispo, Calif.

McNeill, Patrick B. (October 18, 2007). Soils engineering report, Plaza Central, 21st Street at Highway 1, APN 062-114-022, Oceano area, San Luis Obispo County, California, Project SL06172-1. GeoSolutions, Inc.: San Luis Obispo, Calif.

Singer, Clay A. (July 1, 2007). Cultural resources survey and impact assessment for a property at 21st and Cienega Streets in the community of Oceano, San Luis Obispo County, California [APN 062-117-007]. C. A. Singer and Associates, Inc.: Cambria, Calif.

Exhibit B - Mitigation Summary Table

MEASURES TO APPLY TO THE GENERAL PLAN AMENDMENT

Aesthetics / Visual

- AE-1)** Any project proposing development within 5 feet of side property line, excluding street side property lines, where California Building Code standards would require a firewall with no (or minimized) window openings, the applicant shall develop an architectural relief plan for the side wall. The architectural relief plan shall include one or both of the following:
- a. Architectural features used on the northerly (Cienaga Street frontage) of the building shall be continued onto the easterly wall. "False" windows shall be used along the wall replicating the same window rhythm as that used on the northerly wall of the building.
 - b. Artistic pieces shall be affixed to the wall. This may include sculptures and/or murals. Artistic pieces shall be sufficient to minimize large blank portions of the wall.

Transportation / Circulation

- TC-1)** No more than 15 percent of the floor area of the commercial use on a site shall be designated for fast food restaurant use.
- TC-2)** At the time of Zoning Clearance or Business License review, applicants proposing uses that do not qualify with a "general retail" parking calculation according to Chapter 22.18 of the Land Use Ordinance, shall prepare a parking plan. The plan will need to address the following, at a minimum:
- a. A list shall be provided of all existing uses in the commercial buildings, including applicable details needed to determine parking calculations (i.e. square footage, percentage used for storage, number of barber chairs, etc.).
 - b. An estimate shall be provided showing the number of parking spaces required for all existing uses based on the calculations in Chapter 22.18 of the Land Use Ordinance.
 - c. When determining parking calculations, all commercial area shall be considered. Vacant commercial space shall be assumed to be "general retail" with 90 percent of floor space for sales and 10 percent of floor space for storage.
 - d. Parking calculations, when considering existing uses, proposed uses, and vacant area as general retail, shall result in the need for no more 52 commercial spaces, when factoring in the 20 percent mixed use parking reduction. If parking calculations exceed this amount, a Minor Use Permit (requiring special findings pursuant to Section 22.18.020H) for parking adjustment may be necessary to establish the use.
- TC-3)** If the project site is to be considered for the Office and Professional Land Use Category, the applicant will need to identify how an additional 31 parking spaces could be accommodated. These options include, but are not limited to, obtaining agreements with neighboring property owners to accommodate additional parking spaces, reconfiguring the site plan, or meeting the criteria of Chapter 22.18 of the Land Use Ordinance for justifying a waiver of parking requirements. This would be addressed through the Conditional Use Permit process.
- TC-4)** At the time of application for a land use permit and/or building permit, the applicant shall submit a drainage plan in compliance with the requirements of Section 22.52.080 of the Land Use Ordinance. In no circumstance shall drainage shall be directed towards Highway 1.

Land Use

- LU-1) Allowed uses on the project site include those listed in Table 2-2 of the Land Use Ordinance, with the exception of the following uses: horse ranches and other equestrian facilities, kennels, zoos, recycling collection stations, mobile home and vehicle dealers, vehicle storage. Additionally, the following uses, as defined by the US Department of Labor, Standard Industrial Classification, are also prohibited: drycleaning plants (SIC 7216), industrial launderers (SIC 7218), beauty shops (SIC 7231) – except where manicure/pedicure services are not provided, funeral service and crematories (SIC 7261), gasoline service stations (SIC 5541), roasted coffee production (SIC 2095), automotive repair and paint shops (SIC 7532), commercial printing / lithographic (SIC 2752), manufacturing of furniture (SIC Major Group 25).
- LU-2) **Should the Wisberg Property be included in the General Plan Amendment**, the applicant for development on the Takken property shall record a reciprocal access agreement providing the Wisberg property with access through the Takken site and back to Twenty-First Street. A minimum access width of 20 feet would be required.

MEASURES TO APPLY TO THE CONDITIONAL USE PERMIT, TRACT MAP, AND ROAD IMPROVEMENTS

Aesthetics / Visual

- AE-2) **Prior to issuance of a construction permit** for any proposed building, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. Additionally, schematics of proposed exterior lighting fixtures shall be provided. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from off-site. All lighting poles, fixtures, and hoods shall be dark colored. Exterior fixtures facing towards Cienaga Street shall be "dark sky" certified, or equivalent. The height of free standing outdoor lighting fixtures shall be kept as low as is practically possible so. Lighting shall be shielded so as not to create glare when viewed from off-site.

Air Quality

- AQ-1) **Prior to any grading activities at the site**, if the project is subject to Naturally Occurring Asbestos requirements (as determined by APCD), the project proponent shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).
- AQ-2) Only those wood burning devices that have been approved by the APCD can be installed in new dwelling units.
- AQ-3) If utility pipes are scheduled for removal or relocation; or building(s) are removed or renovated, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP).
- AQ-4) Developmental burning of vegetative material is prohibited within San Luis Obispo County.
- AQ-5) Air Pollution Control District (APCD) staff recommend the following measures be incorporated into to control dust associated with grading activities:
- Reduce the amount of the disturbed area where possible;

- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stockpile areas should be sprayed daily as needed; and
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

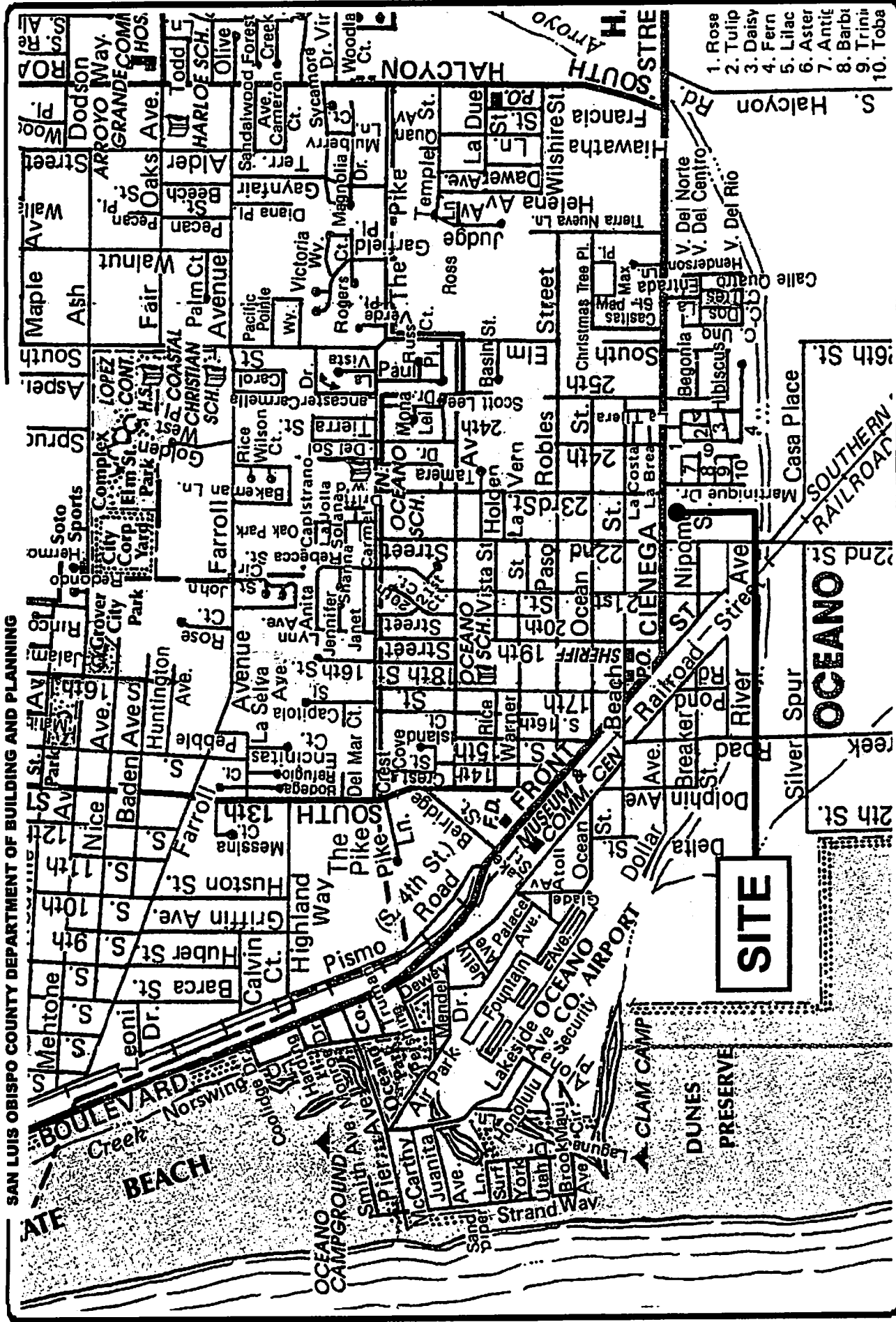
AQ-6) To minimize potential delays, prior to the start of grading, please contact the APCD's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Noise

- N-1) **Prior to issuance of construction permits, architectural elevations shall be revised to show all balcony areas with solid walls 3 feet in height with a thickness of three-quarters of an inch. Any floor drains shall have a 90-degree bend so that the opening will not face the noise source. Balcony walls and compliant floor drains shall be installed prior to final inspections or occupancy, whichever occurs first.**
- N-2) **Prior to issuance of construction permits for the mixed-use buildings fronting along Cienaga Street, construction plans shall demonstrate compliance with the following noise attenuation measures for the third-floor residential units:**
 - a. Vents and roof penetrations shall be directed away from noise sources.
 - b. North facing exterior walls shall be constructed to a Sound Transmission Class rating of 35 or greater.
 - c. Non-hardening acoustical sealant shall be used at all construction joints and openings.
 - d. Double-glazed windows on the northerly wall shall have a Sound Transmission Class rating of 35 or greater.
 - e. Solid core doors with gasketed and sealed jambs and an overall Sound Transmission Class rating of 35 or greater shall be installed for all exterior doors.
 - f. Mechanical ventilation systems shall be installed.
- N-3) **Prior to final inspections or occupancy, whichever occurs first, the above indoor noise attenuation measures shall be installed and functional.**

Transportation / Circulation

- TC-5) **Prior to issuance of grading permits, the applicant shall be required to provide a haul route from the source site to the project site to the Department of Planning and Building for review and approval. The haul route will be circulated to County Public Works and Cal Trans for review. If the haul route will cross through incorporated cities, it will also be forwarded to each jurisdiction's Public Works or Engineering Department for review. The applicant shall accommodate any requests for change in haul route as is feasible to avoid any impacted intersections or interchanges.**



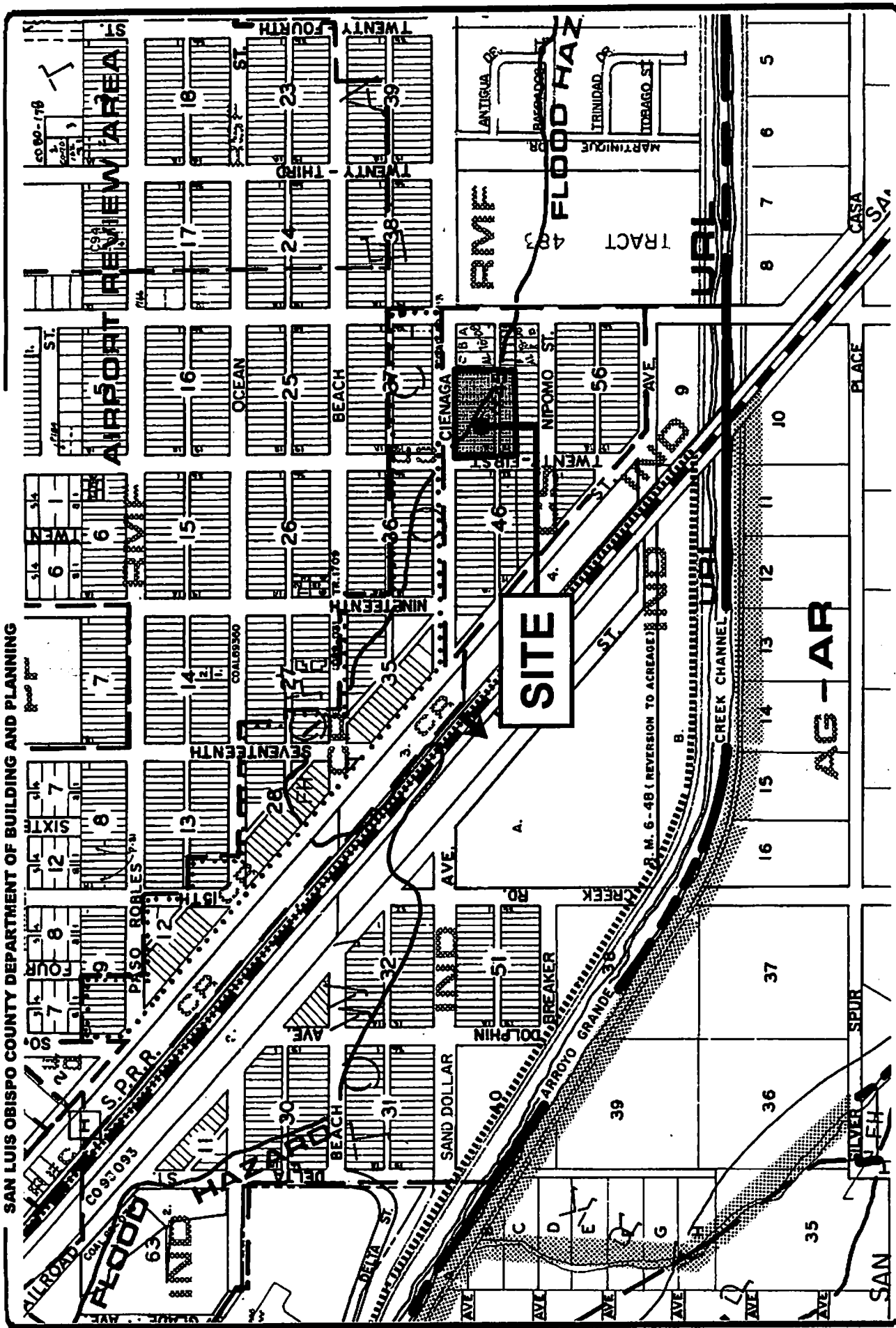
PROJECT

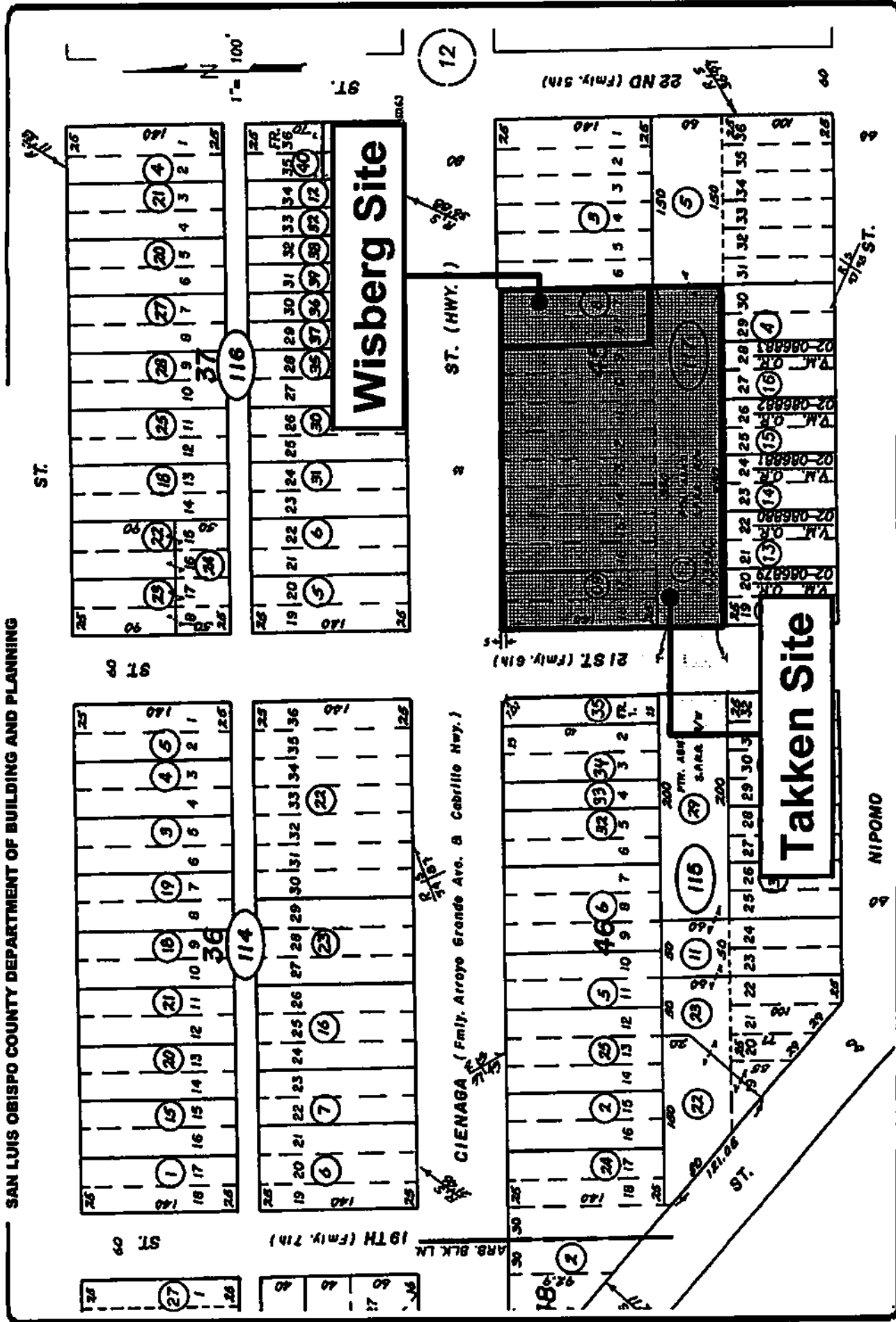
General Plan Amendment
Taken LRP2006-00011

EXHIBIT

Vicinity Map





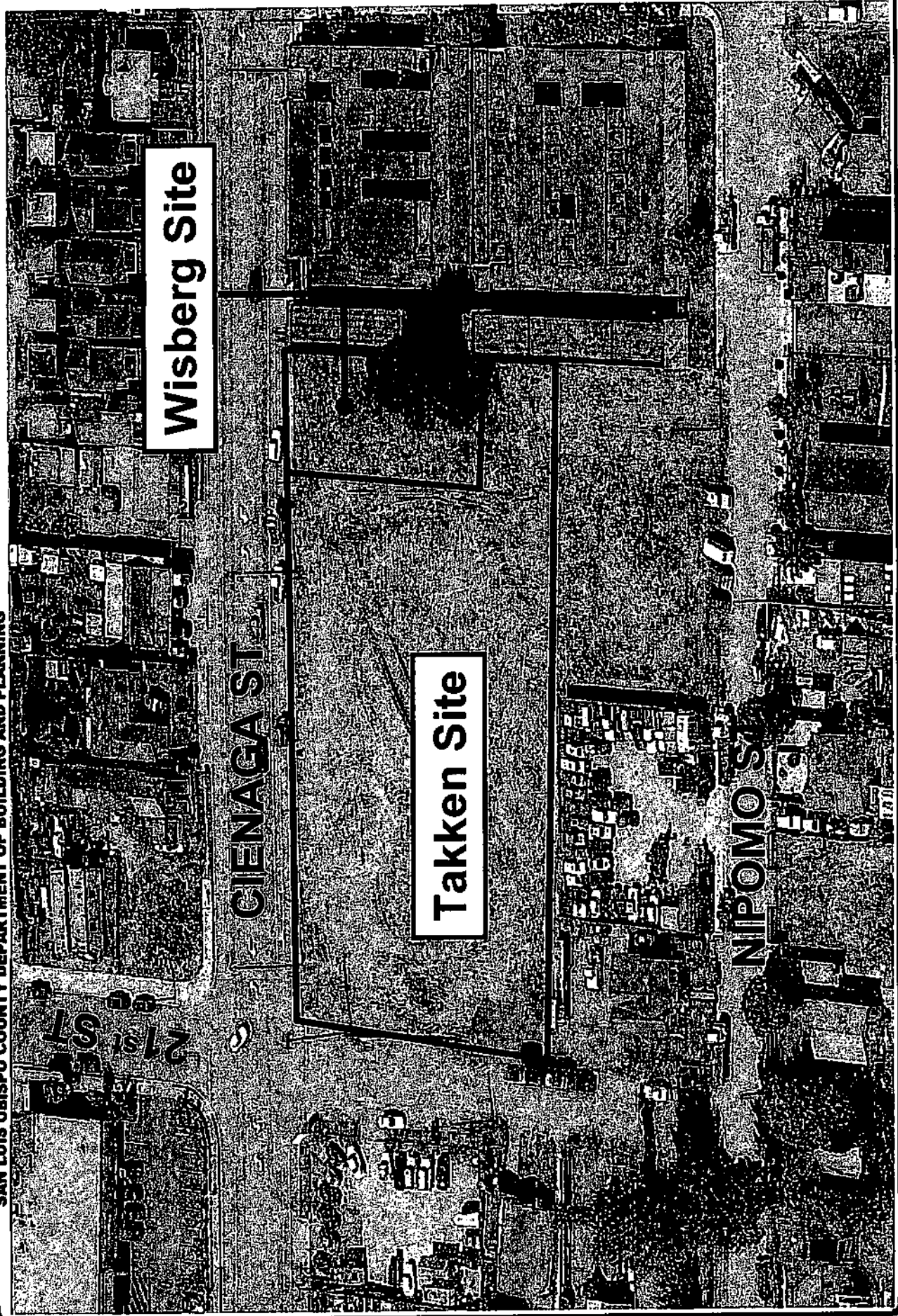


EXHIBIT

Assessor Parcel Map



PROJECT
General Plan Amendment
Taken LRP2006-00011

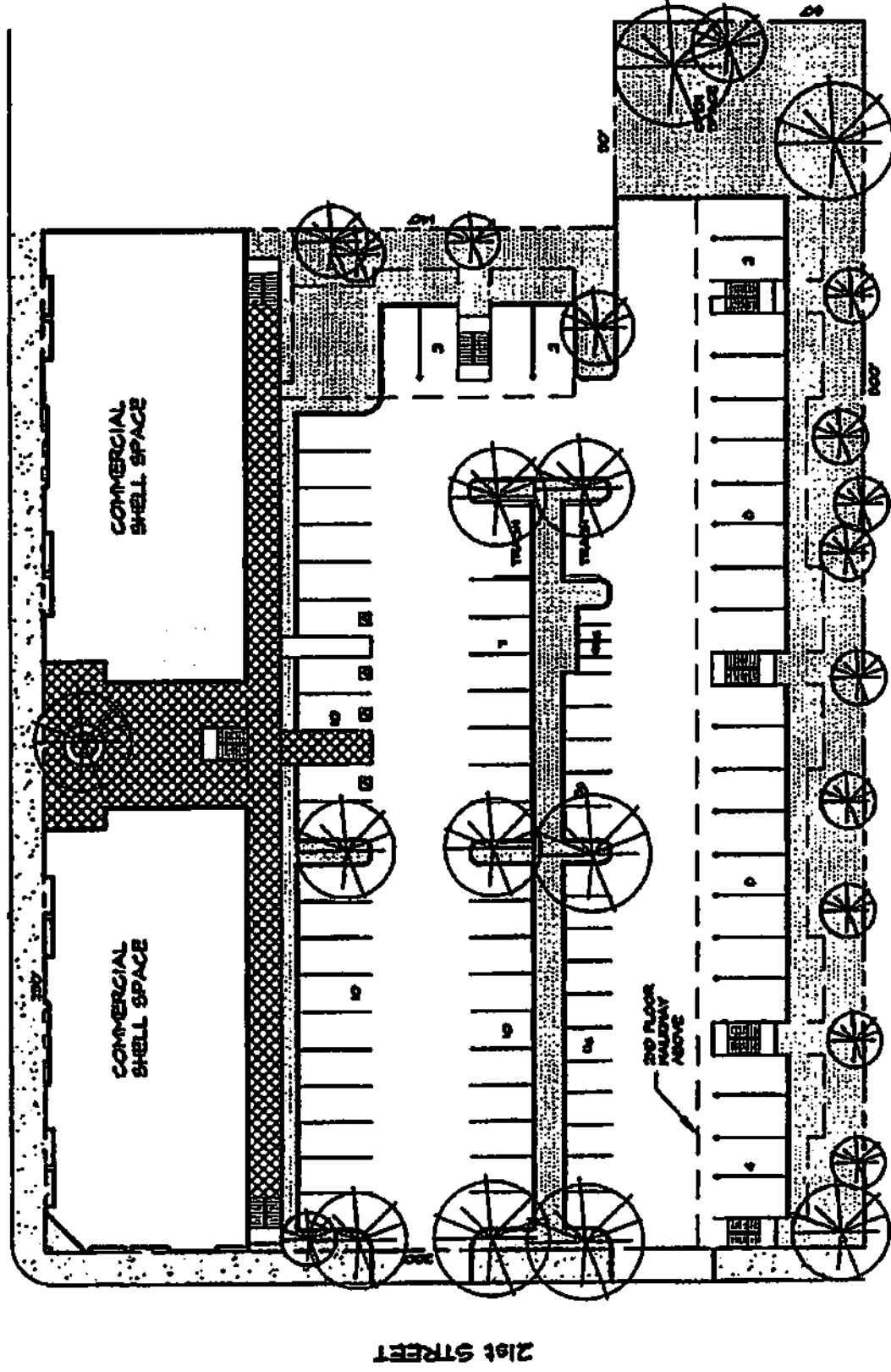


PROJECT

General Plan Amendment
Takken LRP2006-00011

EXHIBIT

Aerial Image

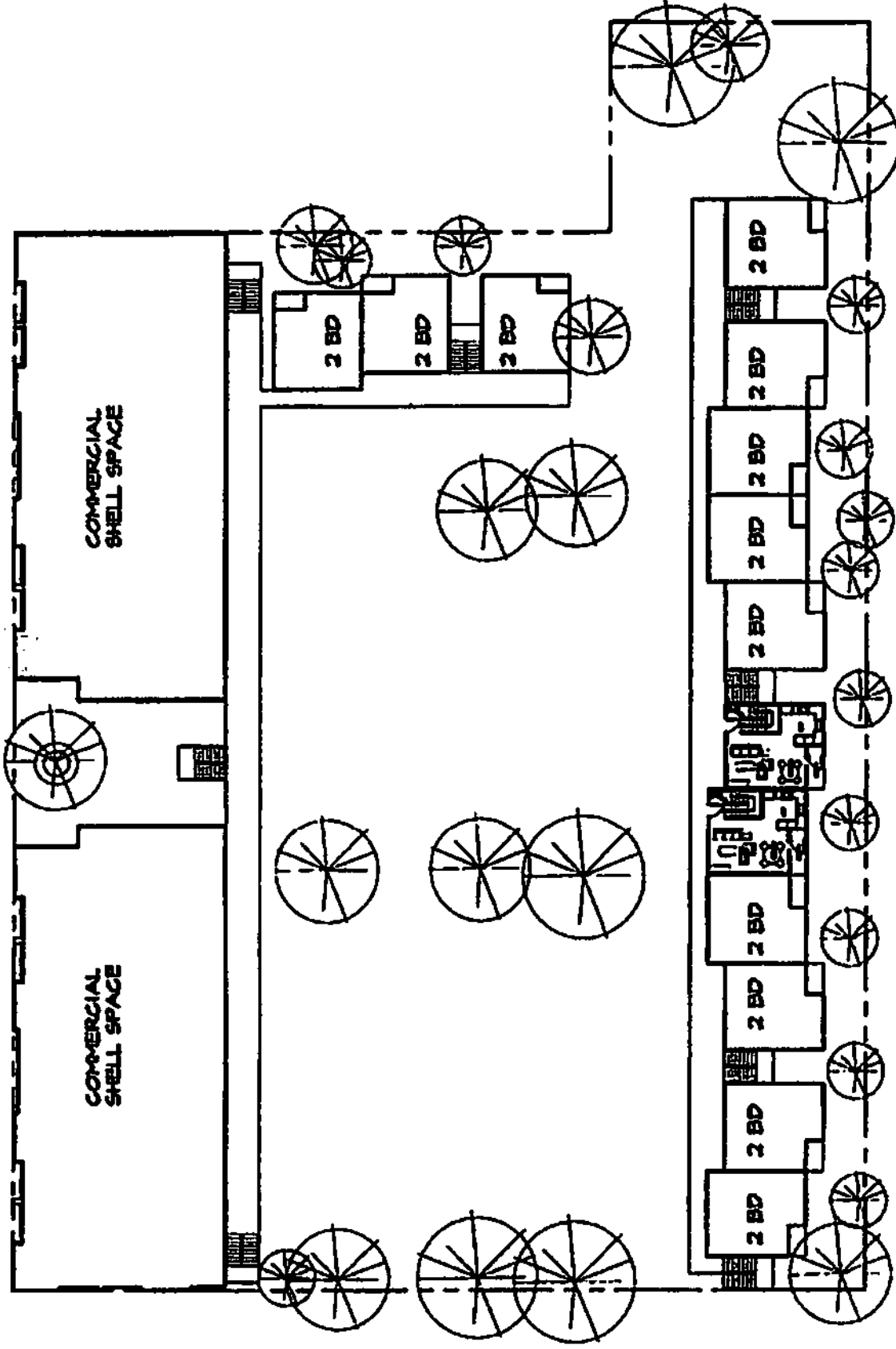


PROJECT

General Plan Amendment
Takken LRP2006-00011

EXHIBIT

Site Plan - Future Mixed Use Development



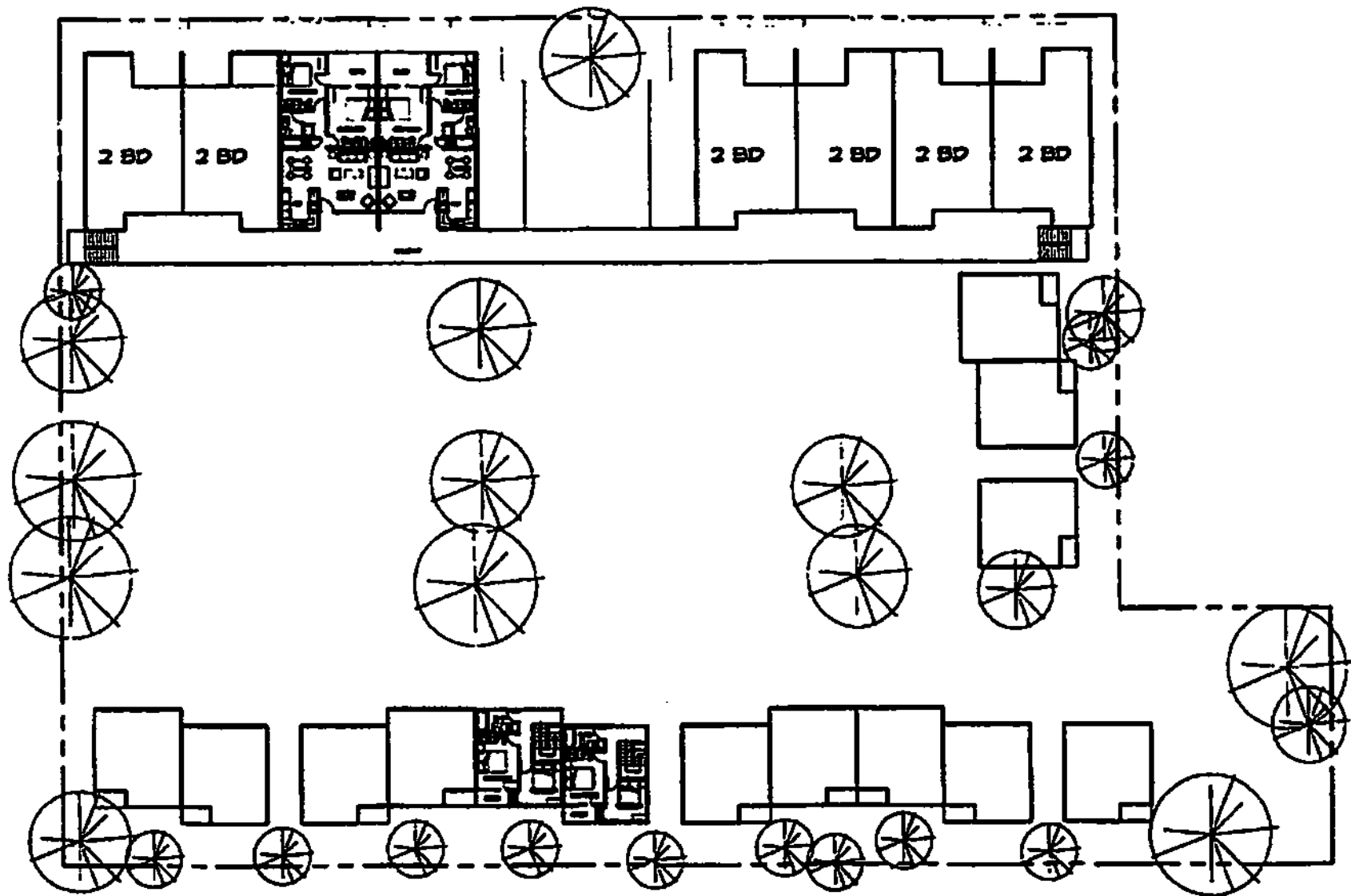
PROJECT

General Plan Amendment
Takken LRP2006-00011



EXHIBIT

2nd Floor - Future Mixed Use Development



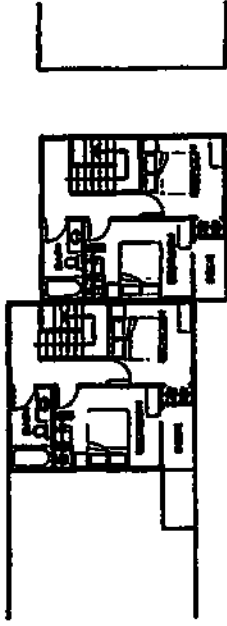
PROJECT

General Plan Amendment
Takken LRP2006-00011

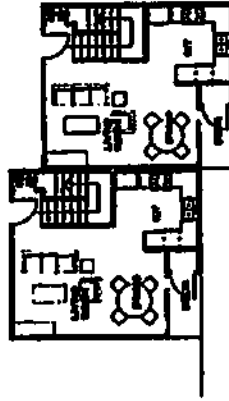


EXHIBIT

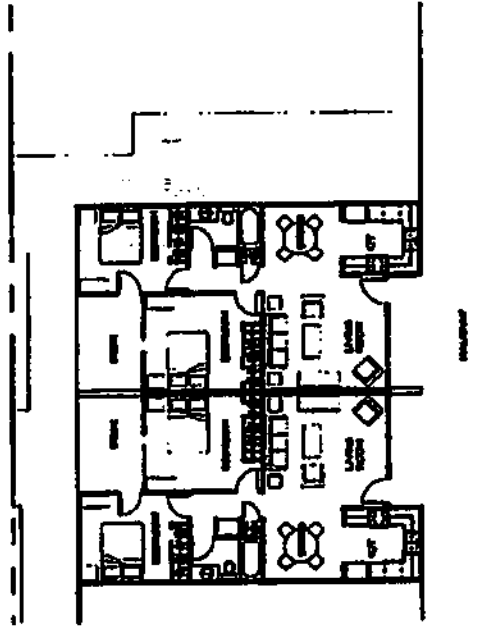
3rd Floor – Future Mixed Use Development



3RD FLOOR LEVEL
south & east buildings



2ND FLOOR LEVEL
south & east buildings



3RD FLOOR LEVEL
north building

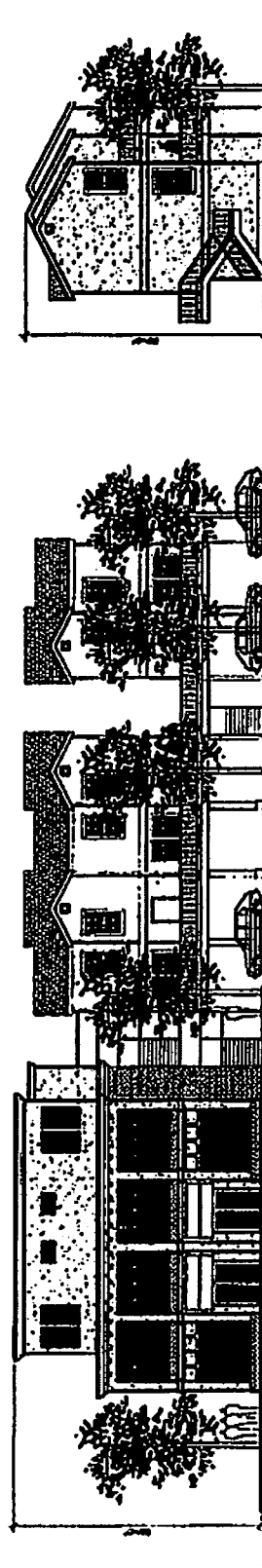
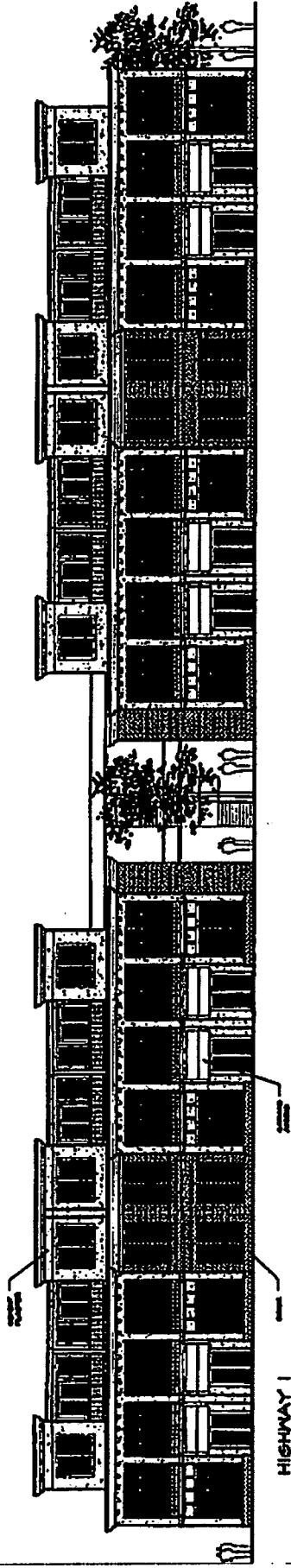
PROJECT

General Plan Amendment
Takken LRP2006-00011

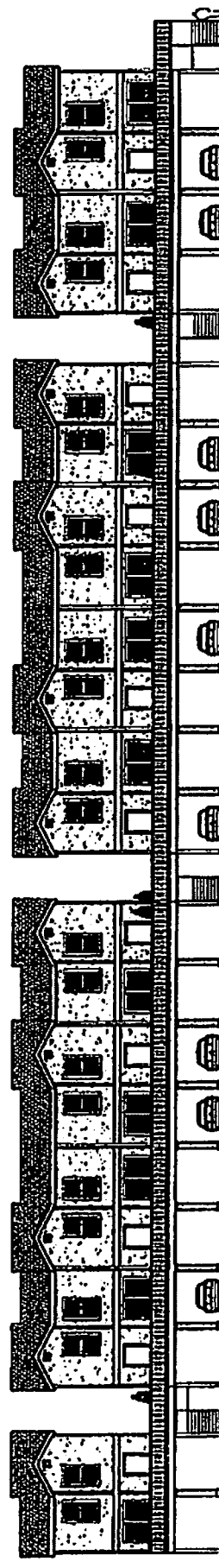
EXHIBIT

Residential Floor Plans





21ST STREET



INTERIOR RESIDENTIAL

PROJECT

General Plan Amendment
Taken LRP2006-00011

EXHIBIT

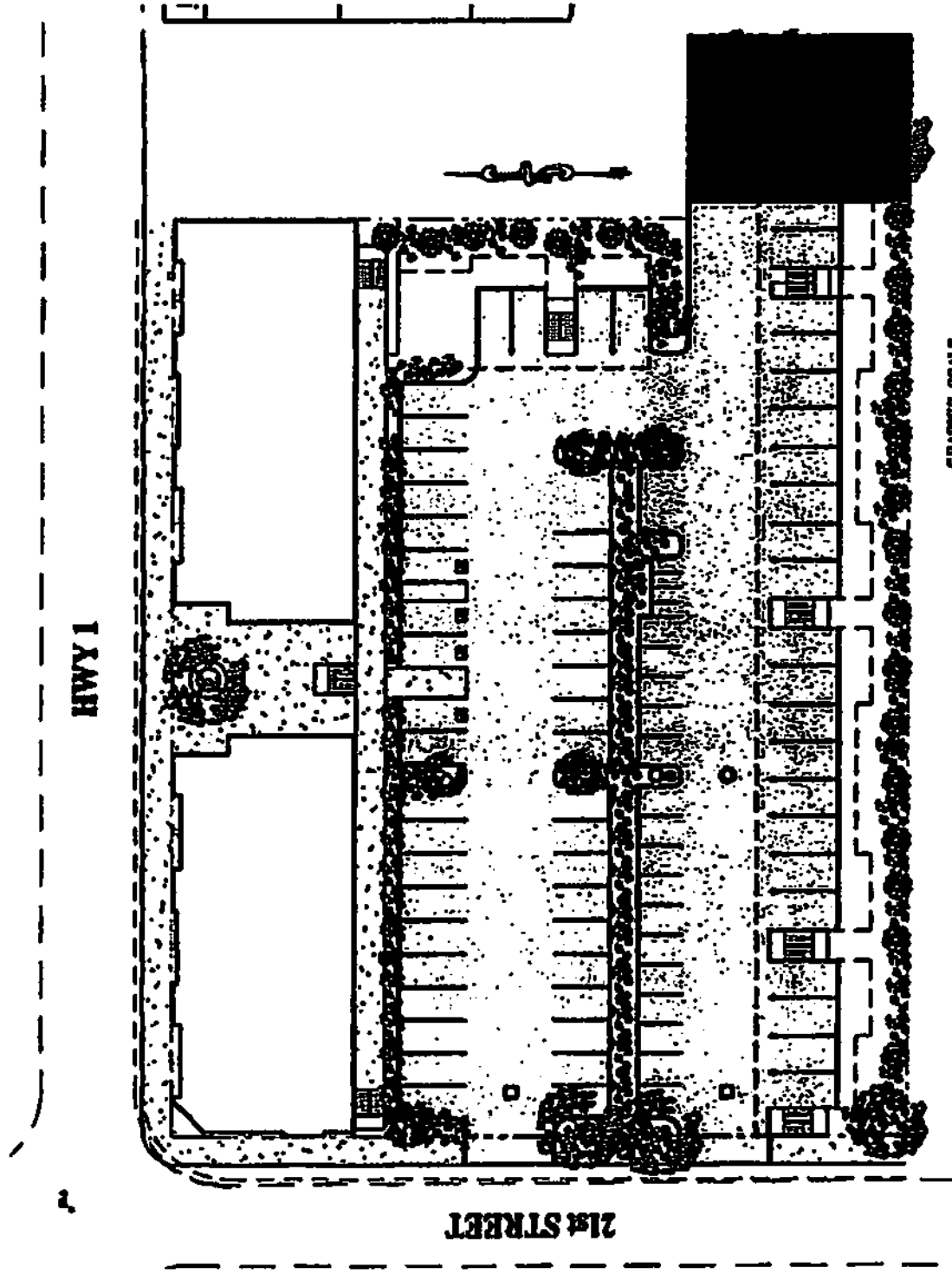
Elevations -- Future Mixed Use Development





EXHIBIT

Preliminary Grading / Drainage Plan



GRAPHIC SCALE

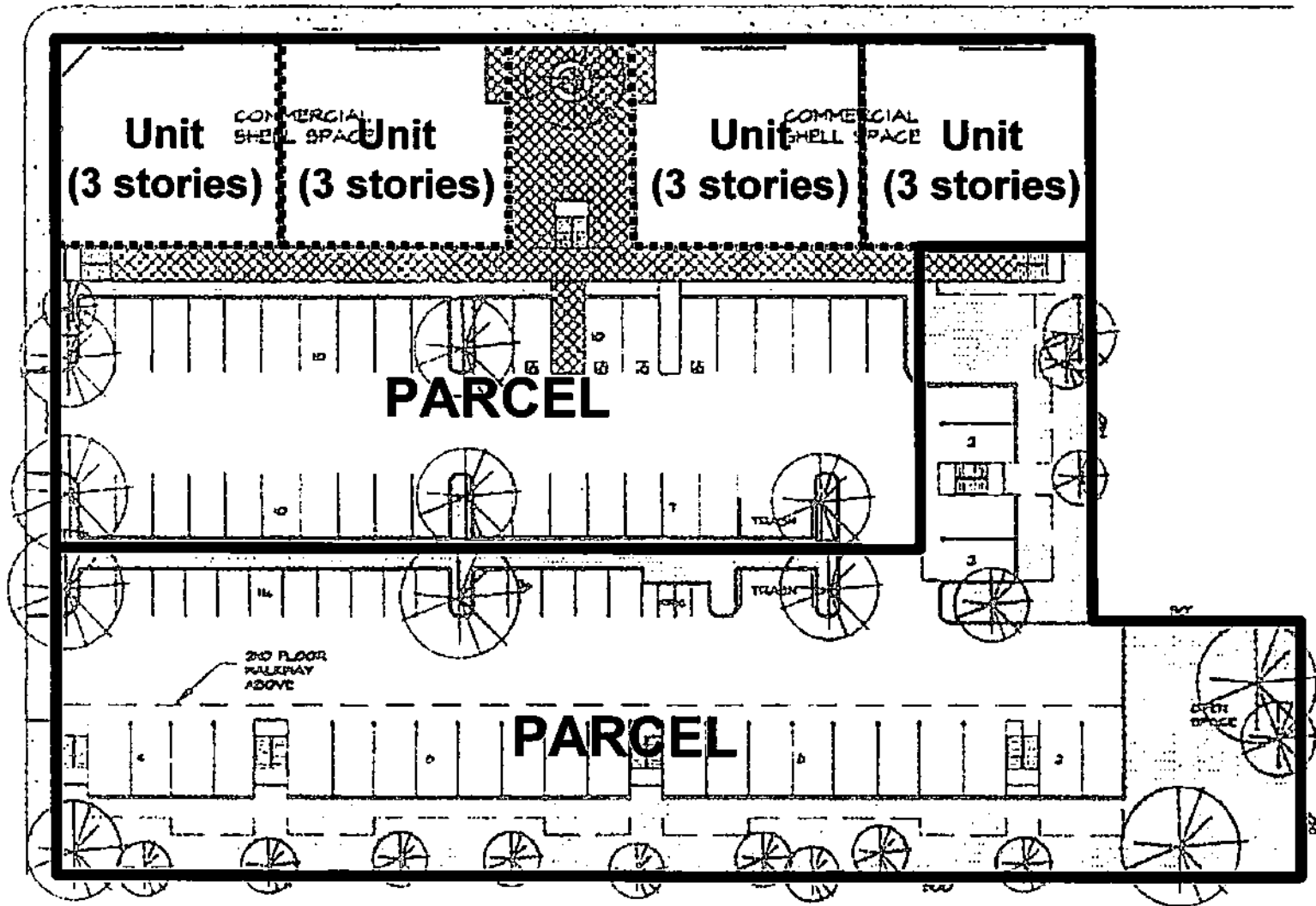
PROJECT
General Plan Amendment
Takken LRP2008-00011



EXHIBIT
Preliminary Landscape Plan

HIGHWAY

21st STREET



PROJECT
General Plan Amendment
Takken LRP2006-00011



EXHIBIT
Potential Future Subdivision



3
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/29/08

FR TO: PW

TO FROM: Michael Conger, South County Team 60115

PROJECT DESCRIPTION: DRC2007-0015 TAKKEN/ MUP-mixed use project/ commercial retail and apartments off 21st in Oceano. APN: 062-117-009 and 011.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
By 2/14/08 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NEED LTR FROM SOCS OR CIVIL ENGR DISCUSSING ADEQUATELY HIGH DEPTH TO G.W. AND SUCCESS OF PROPOSED SUBSURFACE DRAINAGE BASIN - ASSUMING THIS LETTER IS POSITIVE THEN SUPPORT APPROVAL. RECOMMENDED C.O.D. ATTACHED

2.13.08
Date

Glenn Marshall
Name

761 1596
Phone

EXHIBIT B

CONDITIONS OF APPROVAL FOR DRC2007-00115

Project:

MUP for a mixed use commercial, retail, and residential apartment project located off 21st Street in Oceano. [APN 062-117-009/011]

Public Works Recommendation:

1. Recommend continuing project until Public Works receives a letter from the project Engineer or project Soils Engineer stating that the proposed subsurface drainage facilities as proposed will be adequate given the seasonally high ground water elevation and elevation at the bottom of the storm water infiltrators. Based on the results of this letter Public Works could be supportive of this proposed project. Stock conditions attached below are based on PW receiving the Engineer's supporting letter.

Public Works Comments:

2. No Title Report was received.
3. Recommend Planning encourage the applicant to incorporate LID design into their project.
4. Engineered Drainage Plan required per 22.52.080 A.6 and shall meet the requirements of 22.14.060 [Flood Hazard].

**RECOMMENDED PUBLIC WORKS CONDITIONS OF APPROVAL FOR DRC2007-00115, TAKKEN MIXED USE, COMMERCIAL RETAIL, AND APARTMENTS
LOCATED ON 21ST STREET, OCEANO [APN 062-117-009/011]**

Access and Improvements:

- ☒ Roads and/or streets to be constructed to the following standards:
 - a. **21st Street** constructed to a 1/2 A-3 section plus a 10-foot paved southbound travel lane with a 2-foot shoulder (28-foot minimum paved width) fronting the property.
 - b. **State Highway 1** widened to complete the project side of an A-3 section fronting the property. A separate Encroachment Permit will be required from Caltrans for this portion of the work.
- ☒ The applicant offer for dedication to the public by separate document and prior to Public Improvement Plan approval:
 - a. An Offer of Dedication for a 20-foot radius property line return at the intersection of **21st Street** and **State Highway 1**.
 - b.
 - c. Pedestrian Easements for all portions of new sidewalk that extend beyond the existing Right-of-Way along both **21st Street** and **State Highway 1**.
- ☒ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
- ☒ All driveways along **21st Street** shall be constructed in accordance with County Public Improvement Standards, Drawing B-3a. All driveways constructed on county roads shall require an encroachment permit.
- ☒ An encroachment permit issued by Caltrans shall be required prior to commencing work within the **State Highway 1** Right-of-Way and all work shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards.

Improvement Plans:

- ☒ Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and Caltrans for concurrent approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Grading and erosion control plan for road related improvement locations.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve the project.
- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

- ☒ The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage:

- ☒ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☒ Drainage must be retained in a drainage basin on the property. The design of the basin is to be approved by the Department of Public Works, in accordance with County standards. The basin/s is/are to be maintained by the property owner(s) in perpetuity.
- ☒ If required to accommodate road drainage, the drainage basin along with rights of ingress and egress be:
 - a. Offered for dedication to the public by separate document with an additional easement reserved in favor of the owners and assigns.
- ☒ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Miscellaneous:

- ☒ A storm water pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- ☒ The limits of inundation from a 100 year storm over the project shall be shown on the project plans.
- ☒ All public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- ☒ Prior to Building Permit issuance the owner shall be required to post a Performance Bond in accordance with Title 22.54.030 [Curbs, Gutters & Sidewalks].
- ☒ If a drainage basin is required the owner(s) is/are responsible for on-going maintenance of the basin in a viable condition on a continuing basis into perpetuity.

DEPARTMENT OF TRANSPORTATION

50 HIGHWAY STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.gov/dist05>



*Flex your power!
Be energy efficient!*

July 6, 2007

SLO-1 PM 11.93

RECEIVED

JUL 10 2007

SLO CO PLANNING & BLDG.

Michael Conger
Department of Planning & Building
San Luis Obispo County
County Government Center, Rm 310
San Luis Obispo, CA. 93408-2040

Dear Mr. Conger;

RE: Takken General Plan Amendment (LRP2006-00011)

Thank you for submitting the Takken GPA memorandum to us for our review. Caltrans, District 5 has the following comments regarding this proposed project.

The proposed Takken (GPA) project may have the potential to drain storm water runoff onto State Route (SR) 1. However, since the proposed project is located on the south side of Cienega (SR 1), all storm water runoff theoretically should flow south towards the Arroyo Grande Creek. This needs to be confirmed and documented. In order to document storm water runoff flow direction, Caltrans requests that the county require the applicant to prepare detailed grading and drainage plans to show if in fact the proposed project will shunt storm water runoff onto SR 1 or not.


Our District 5 Maintenance Design Staff and Hydraulics Staff have expressed great concern at the prospect of the GPA proposed project draining storm water runoff onto SR 1. Please be informed that Caltrans will not accept any addition storm water runoff (sheet flow or otherwise) from any private or public development project in this area, onto SR 1's drainage system. Currently, the SR 1, drainage system is severely over-capacity and cannot accept any new storm water runoff.

If the grading and drainage plans show that the GPA will shunt storm water onto SR 1, the applicants will need to design a separate drainage system that entirely captures all runoff and carries it separately to the Arroyo Grande Creek. Caltrans will not issue an encroachment permit for any addition conveyance of storm water runoff on our system. Please have the applicant's engineer send me the new grading & drainage plans and I will route them to our appropriate staff for review.

Mr. Conger
July 6, 2007
Page 2

Thank for your consideration in this important matter. If you have any questions, please contact me at 549-3683.

Sincerely;

A handwritten signature in black ink, appearing to read "James Kilmer", with a long, sweeping horizontal stroke extending to the right.

James Kilmer
District 5
Development Review



June 22, 2007

Michael Conger
San Luis Obispo County Department of Planning & Building
County Government Center
San Luis Obispo CA 93408

**SUBJECT: APCD Comments Regarding the Takken General Plan Amendment Project Referral.
(LRP2006-00011)**

Dear Mr. Conger,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 2120 Cienaga St in Oceano. This project involves a San Luis Bay Area Plan and LUE amendment for the development of a vacant 1.2-acre site currently zoned CS with a mixed-use office/residential use, requiring an OP/CR zoning. The project will include 20,000 sq ft of commercial space and 22 residential units. The following are APCD comments that are pertinent to this project.

Mixed Use Compatibility

APCD staff would like to commend the project proponents and the County for this project's promotion of mixed used development. When people can walk to nearby stores, parks, and work, traffic is reduced and the potential for mass transit use increases. This is consistent with several of the District's land use goals and policies in the Clean Air Plan.

Infill within City Limits & URL

Allowing for infill within the Urban Reserve Line is consistent with the land use goals and policies of the Clean Air Plan. District staff would encourage increasing the density of any future development to the extent allowed by the zoning requirements. Increasing density can reduce trips and travel distances and encourage the use of alternative forms of transportation.

We would like to commend the applicant on several elements of the project design:

1. The project provides development within the city limits with nearby access to commercial services and transit service, which will reduce dependence on driving;
2. The project provides development within the URL where such development is planned for and expected;
3. The proposed residential buildings are two stories, resulting in a greater floor to area ratio. This creates a higher density land use, making transit services more viable and effective; and,
4. An important part of the project review process is a consistency analysis with the District's Clean Air Plan (CAP). The CAP was developed to address issues that contribute to poor air quality in our area, and to identify strategies to reduce those impacts; this includes land use policies designed to reduce reliance on the automobile, such as compact, infill and mixed-use development. The proposed infill development project is consistent with the surrounding land uses and provides development where such development is planned and expected. The proposed project has been determined to be consistent with the CAP.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and,
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfined abrasive blasting operations;

- Concrete batch plants; and,
- Rock and pavement crushing.

To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE MITIGATION

Residential Wood Combustion

Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Mixed Use Incompatibility

As individual projects move forward it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems (i.e. odors and/or dust). Therefore, it is essential that individual uses be carefully evaluated prior to issuance of an APCD use permit. The following uses could be problematic if residential quarters are included in the same building.

- Nail Salons
- Dry-cleaners
- Coffee Roasters
- Gasoline Stations
- Furniture refurbishing/refinishing
- Any type of Spray Paint Operation

To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;

- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Metal industries, fabrication;
- Small scale manufacturing;
- Dry cleaning;
- IC Engines; and,
- Cogeneration facilities.

To minimize potential delays, prior to the start of the project, please contact Gary Willey of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Smart Growth Support

The APCD encourages balance of residential and commercial infill within the existing County URL/VRLs as this is consistent with the land use goals and policies of the APCD's Clean Air Plan (CAP). Enabling residents the opportunity to live, work, and shop within areas that utilize Smart Growth principles reduces the need to drive and minimizes vehicle exhaust emissions which account for over 50% of the County's air pollution. The APCD supports this project as it is consistent with the Smart Growth Principles adopted by the SLO County Board of Supervisors on June 7, 2005 and support many of the land use planning goals in the CAP.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Alexander Bugrov
Air Quality Specialist

AAB/sll

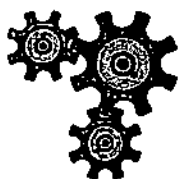
cc: Mr. T Thompson
Tim Fuhs, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

Attachments:

1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

n:\plan\ceqa\project_review\3343-1\3343-1.doc

Naturally Occurring Asbestos - Construction & Grading Project Form



Send To:
San Luis Obispo County Air
Pollution Control District
 3433 Roberto Court
 San Luis Obispo, CA 93401
 805-781-5912



Applicant Information/Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Email:		Email:	
Phone Number	Date Submitted	Agent	Phone Number

Check Where Applicable	ITEM	APCD REQUIRED ELEMENT 1	APCD REQUIRED ELEMENT 2
	Project IS NOT Subject to NOA Requirements	Mapped Location Attached	
	Project IS Subject to NOA Requirements but NOT Disturbing NOA	Geological Evaluation Attached	Exemption Request Form Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - More than One Acre	Geological Evaluation Attached	Dust Control Measure Plan Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - One Acre or Less	Geological Evaluation Attached	Mini-Dust Control Measure Plan Attached

APPLICANT MUST SIGN BELOW							
Legal Declaration/Authorized Signature:						Date:	
OFFICE USE ONLY - APCD Required Elements							
Geological Evaluation		Exemption Request Form		Dust Control Measure Plan		Monitoring, Health & Safety Plan	
Approved		Approved		Approved		Approved	
Not Approved		Not Approved		Not Approved		Not Approved	
Comments:		Comments:		Comments:			
APCD Staff:		Intake Date:	Date Reviewed:	OIS Site #		OIS Proj. #	
INVOICE No.		Basic Fee:	Additional Fees:	Billable Hrs:		Total Fees:	

Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Send To:

**San Luis Obispo County
Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401**

**Phone: (805) 781-5912
Fax: (805) 781-1002**



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Email Address		Email Address	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements."

NOTE: A basic exemption evaluation fee of \$100.00 will be charged.

APPLICANT MUST SIGN BELOW
I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.
Legal Declaration/Authorized Signature:
Date:

OFFICE USE ONLY - APCD Required Element - Geological Evaluation			
Intake Date:	APCD Staff:	OIS Site #:	OIS Project #:
Date Reviewed:	APCD Staff:	Approved	Not Approved
Comments:			

SANTA YNEZ BAND OF MISSION INDIANS
Tribal Elders Council

June 5, 2007

RECEIVED
RECEIVED
JUN 08 2007
SLO CO PLANNING & BLDG.
SLO CO PLANNING & BLDG.

Jeff Oliveira, Environmental Resource Specialist
County Planning & Building Department
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

RE: Takken General Plan Amendment
Southeast Corner of 21st Street and Cienaga Street – Oceano
County File Number: LRP2006-00011

Dear Mr. Oliveira:

Thank you for contacting the Tribal Elders Council for the Santa Ynez Band of Chumash Indians in regards to the above mentioned project.

At this time, the Tribal Elders Council has no further knowledge of this site as being spiritual or ceremonial; however, there is always the possibility that unrecorded deposits are present. Therefore we recommend that Chumash from the project area are also inclusive in your request for information.

If regulations that apply to this project do not require the presence of a Native American monitor, we ask that you please consider having a monitor in place during ground disturbance to assure that any cultural items unearthed be identified as quickly as possible. If you decide to honor this request pertaining to monitoring, please contact the Chumash office of the project area.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

The Tribal Elders Council Governing Board

AAP: kk

P.O. Box 365 • Santa Ynez • CA • 93460

Phone: (805) 688-8446 • Fax: (805) 693-1768 • Email: elders@santaynezchumash.org

re: LRP2006-00011

The Oceano Advisory Council strongly supports this project, as shown in these early-stage plans.

We support the General Plan amendment.

We should continue to examine this project as plans develop, and we request that it be brought back to us at each of the major steps.

Major reasons we support the development include:

- It will improve the appearance of a major intersection and set a quality standard for development in the area

- It will provide quality market-price apartments of a size many people can afford.

- The mixed use provides quality space for business.

Elita Wheeler, Chair

5/15/07